



MEETING SUMMARY #2
EAGLE HARBOR MAINTENANCE FACILITY IMPROVEMENT PROJECT
COMMUNITY DESIGN ROUNDTABLE
BAINBRIDGE PUBLIC LIBRARY, BAINBRIDGE ISLAND, WA
MARCH 13, 2006 – 1:00 – 3:00 P.M.

Note: This meeting summary represents notes from the Community Design Roundtable meeting, and is not a formal transcript or minutes. It is provided for the information of Roundtable members and other interested parties.

Welcome, Meeting Overview & Introductions

Lisa Parriott, Washington State Ferries (WSF) Eagle Harbor Maintenance Facility (EHMF) Project Manager, welcomed Roundtable members and public participants and thanked everyone for attending. Lisa described the meeting purpose, which is to discuss design concepts and to review Roundtable members "homework assignment" from the last meeting.

WSF staff and project team was introduced, including Paul Brodeur, WSF Director of Maintenance; Bridget Middleton, WSF Communication Support; Jackie Beddo, EHMF Superintendent; Nancy Adams EHMF Design Liaison; Craig Curtis, Consultant Architect; and Kirsten Hauge, Communication Consultant.

Roundtable members were asked to introduce themselves and state any affiliations:

- Will Langemack- Bainbridge Downtown Association
- Gerald Elfendahl- Bainbridge Island Historian
- Will Shopes- Bainbridge Island Historical Society
- Frank Vibrans- Bainbridge Island Harbor Commission
- Ginny Brewer- Bainbridge Island Arts & Humanities Council
- Bob Campbell- Eagle Harbor Condo Association, neighbor of Eagle Harbor Maintenance Facility

Public participants were also in attendance: (please see page 9 for list of attendees). Lisa asked that the public use the comment forms to write down any comments or questions. She added that if there were time at the end of today's meeting she would try to take a few moments to address public comment.

Lisa reviewed the Roundtable work plan. Approximately four meetings will take place between winter and summer 2006. She explained that we are planning on having a public meeting regarding the project sometime at the end of April.¹ Following the public meeting, the Roundtable will meet in early May to review the comments received. As was mentioned in the first meeting the purpose of the Roundtable is to help WSF develop designs that are compatible with the community character, reflect the site's maritime history, and balance a variety of interests while meeting WSF's functional requirements and financial constraints.

¹ Public meeting is postponed.



Prior Meeting Clarifications

Lisa addressed the action items that resulted from the last meeting:

- The ordinary high tide water is 12.4' and is shown on the display boards
- Map of property lines provided to Will Langemack
- Provided the Kitsap County Sundry Site Plans

Roundtable Comments/Questions:

- Will Shopes reported he looked into showing the Historical Society's video, but felt it wasn't completely relevant and not of the best picture quality.
- Bob Campbell had requested a rendering of the view from the condos looking at the new facility. *Craig mentioned he would like to meet with Bob after today's meeting to better understand the desired view angle.*
- Will asked why the state still owns the land where the park sits even though the park is city owned. *It is believed that IAC owns this land currently.*

Roundtable Design Concepts

Craig Curtis, consultant architect, informed the members that they would each have a short time to share their ideas, photos or pictures that they brought in related to last meeting's homework assignment. The assignment was to bring photos (actual, drawings or magazine) of fencing and landscaping ideas that they liked. Then as a group they would discuss the ideas and come up with their preferred choices to move forward. After receiving input from the Roundtable, the project team will flush out the ideas and then bring them to the WSF Steering Committee for consideration. The ideas will also be presented to the community at an upcoming public meeting.

Gerry Elfendahl's Presentation

Gerry Elfendahl shared slides of the site. The first slides were winter pictures from 1902- 1903. These slides showed the history of the shipyard, the lagoon and the sand spit. They reflected the piers being built, the harbor being filled with piling, and the cradle arriving from the East Coast. He explained the shipyard was capable of hauling 400 ton ships. He also mentioned you can stand on old Keel Blocks if you go down to the park.

Gerry then showed various maps and gave a perspective from the Hall Brothers' day. He showed slides of the small Indian village that was once on the sand spit. He then showed a National Archive Map he wanted to show the light variances (how they considered NOT having light in the building).

Gerry then showed many slides from the 1930's portraying all sorts of vessels, barges and even a Boeing clipper being weighed at the ship yard. These slides showed the large amount of activity at the ship yard during WWII. He then showed slides of people: working on vessels and piling poles; hard hat divers; workers manning keel blocks; workers in the boiler room; sailors, Navy personnel, and women who not only launched ships but also worked at the ship yard.

Gerry also showed a video copy from 1922 of the Marine Ice Breaker. Gerry explained that it makes sense to have a Central Shipyard in the Central Sound. He



reminded the group that this railway was one of the largest behind New York and San Francisco. He also reminded Craig that he did really like the idea of sea gull nesting areas along the placed along the fence.

Gerry shared the following ideas:

- Believes the ship yard should be a National Historic Site.
- Feels we should not mimic the light variances he showed Craig on the National Archive Map.
- Would like to see a focus on people: allowing children to look into the ship yard and see the work being done.

Ginny Brewer's Presentation

- She explained she was very involved in Winslow Tomorrow. She would like us to focus on the history of the ship yard, but also would like to show and portray the present and the future.
- Would like more N-S views of the water and green gathering spaces.
- Feels the idea of sustainability regarding construction and supporting the island businesses is very important.
- Would like to maintain a small town atmosphere.
- Would like to make use of public art.
- Regarding the fence, Ginny has sent out a list call for examples and will send color copies via email to either Bridget or Kirsten once she receives them.
- Doesn't think a committee can decide on a fence design.
- Regarding the trail, Ginny would like to see the Roundtable in contact with the Trail Committee. (especially since the trail, park and facility are all connected)
- Ginny mentioned that Sandy Fischer is currently working on the master plan for Winslow Tomorrow. *Lisa stated that WSF is coordinating with the City and the ferry terminal project.*

Frank Vibrans' Presentation

Frank led the group through his documented comments: (see page 8)

- Does not like the concrete, solid wall fence.
- Feels a chain fence of steel balustrade would be cheaper, but not sure about how much security that type of fence provides. Believes this type of fence could help promote good housekeeping as well as allow people outside to see WSF activities.
- Would like to see flood lighting, such as along the north end trail.
- Suggested using blackberries for landscaping along the wall/fence.
- Suggested added a new foot bridge that is level to the pavement in the northwest area.
- Liked the ideas from the Feb. 16th meeting of hanging art on the wall/fence.

Will Langemack's Presentation

- Would like to get rid of the chain-link fence around the parking lot. Mentioned there are other fencing types available that would be different from chain-link but still not expensive.
- Showed picture he drew of an idea he liked. (PDF will be sent)



- Craig commented that the fence would have to be 3' 6" high by code. He too believes that a good majority of the fence could be pretty inexpensive.

Will Shopes' Presentation

- For landscaping he would like to see native plants that don't require as much maintenance.
- He showed pictures of fencing designs he brought and showed his 2 favorites. (See PDF)
- He likes the idea of paddles or markers along the side of the fence with the trail.
- He really likes the idea of a marker with the Marine Railway view that was brought up at the 1st meeting. (He believes the Historical Society could provide signage.)
- Likes the idea of anchors and artifacts being used on the flat surfaces.
- Mentioned the Historical Society has some pieces that are too big or not appropriate for the Museum that may be nice to use.
- Will S. will provide information and design ideas for the signs. He mentioned the group could look at similar signs that are currently displayed on the north shore of Blakely and in Hiku Garden at the public library.
- Also likes Will Langemack's idea of the off-set fence.

Bob Campbell's Presentation

- Wondering why so many parking spaces are needed. *Parking is coded by the city and requires one parking spot/worker. Most employees take a state car from Eagle Harbor to their work site.*²
- Would like trail to cut through some of the WSF land. *WSF and the City are working to address this issue.*
- Wonders if the thin strip of land could be used for dry storage. *WSF is providing as much land as possible (approximately 1 acre) while giving the maintenance department their functional requirements.*
- Consider not building all structures 45 feet tall. He would like an elevation drawing and would like the building to be interesting and not "blah."

Comments/Questions:

- Ginny believes the City Council is changing parking ordinances due to the possibility of a garage being built. *Lisa and Paul will look into this, but reminded the group that parking is a big issue, especially with unions.*
- Gerry Elfendahl feels the condos have done some good things with their landscaping- beautiful trees etc. He also would like WSF to rethink the parking area. He thinks it is much too large, and recommends looking at Kinston as an example.
- Gerry suggests that the Roundtable work collaboratively with plans for the boatyard. *Lisa explained she has a meeting with the Mayor next week to talk about next steps. She mentioned she will raise that questions then- to see if we can meet with the city group that is currently in place.*
- Gerry questioned whether the contamination (Superfund site) is uniform throughout the area. *The Superfund site must be treated as though it is*

² Although not mentioned at the meeting, Union agreements also require parking on site.



- uniform throughout because there can't be water leaching that would bring toxins into the Sound.*
- The group unanimously felt they did not want the wall to be a "Berlin Wall" structure.
 - Gerry asked why the parking lot needs so much security.
The workers at the facility often have expensive tools in their vehicles.

Following the presentations from each member, Craig Curtis shared some additional ideas. He mentioned using 2 large anchors for this project that were found at the facility. He also brought pictures of concrete relief casting artwork that is embedded in a concrete wall. He shared the idea of a green screen that is designed to grow vines such as passion flower. He mentioned the idea of taking remnants from old piers and turning them into art work. He also showed an example of using some of the salvage material in the yard as artwork.

He then went over a packet he handed out to the group.

- Page 1- shows the revised site plan with reference photos.
- Page 2- shows ideas regarding what could be done with the screen wall: pointing out it does not need to be solid. There will need to be some solid areas (where the fork lift and pipe racks will be), but the entire wall doesn't need to be solid.
- Page 3- shows trail and fence ideas. (Showing some examples of the use of salvaged materials)

Roundtable Comments on Presentations

Trails & Fences

- Ginny really likes lowering the fence to open the view and likes the artistic ideas regarding the fence design.
- Frank does not want it to be like the Berlin Wall. *Craig is following the WSF guidelines and Lisa added the fence needs to be functional and secure. It needs to be sound and earthquake resistant from the level of a truck/car bumper down to the ground.*
- Will L. likes a lower fence and sunlight being able to hit the path.
- Gerry likes a galvanized fence, and a lower fence. He also likes the idea of wooden posts with galvanized squares.
- Will S. likes the green screen and feels a material like that looks much better than chain-link.

Screening Wall

- Will S. likes the pictures he brought in – in particular the 2 top pictures (PDF will be sent)
- Ginny would like the group to keep in mind the work involved with maintaining plantings. She would like to make sure cement blocks don't go in with the intention of planting over them and then no planting occurs.
- Will L. suggests planting in a few areas to soften the look of the fence.

Open Space Connections



- Ginny feels like this is a vital piece of this project and requires coordination with other projects in the area.
- The group as a whole likes the idea of using scrap material (anchors, etc.)
- Will L likes the look of gears being used.

Next Steps

Lisa brought up a possible date for the 3rd Roundtable Meeting: May 10th from 1-3pm. Kirsten will be emailing the group regarding this next meeting and the possible Public Meeting.

Lisa explained that she will be submitting for a permit for substantial development. She told the group she doesn't have to be real specific (it's more of a check list for planning ideas).

Regarding building design, Craig is meeting with an expert on warehouse design. He is working with him mostly for functionality. Craig is looking at the idea of sloped roofs etc. and will be working closely with the Condo Association.

Comments/Questions:

- Ginny would really like the team to revisit the number of parking spaces and the idea of saving hard space. She really believes the current code is changing. *Lisa and Paul will re-visit the issue.*

Public Comments Made to Roundtable

Charles Schmid from the Trail Committee commented that the trail will run from the ferry terminal to Wood Ave. His committee is currently getting ready to put up "You Are Here" signs along the trail. He suggested having vegetation/landscaping every 11-12 parking spaces to soften the look. He also would like the team to make sure people can look through and see what is going on in the ship yard (don't shut public out). He also liked the idea of a nice gate for possible Tall Ships events.

The meeting was adjourned at 3:00pm.

Action Items:

- Send group PDF of the Kitsap County Sundry Site Plans.
- WSF will meet with Condos regarding desired renderings and landscaping ideas.
- Bob will share pictures Tami took of the view the Condo has with Craig.
- Craig will then create 3-d projections of the view the condos would have with new proposed project plan in place.
- WSF will try to set up meeting with Trail Committee.
- Will Shope will provide pictures of various pieces that are too big or not appropriate for museum that EH could possible use.
- Will Shope will provide examples of sign design and information.
- Follow up on date of next Roundtable Meeting and first public meeting.
- Distribute meeting summary
- Lisa and Paul will talk with Jackie and Foreman and re-visit the parking issue.



- Lisa will check with City Council to see if parking ordinances are being changed.
- Send a PDF of the Kitsap County Sundry Site Plans to Roundtable.
- Lisa will clarify Will L.'s question on the ownership of land.



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March 2, 2006

Subject: Eagle Harbor Maintenance Facility
Project Roundtable, 2/16 Homework

1. Landscaping/Fencing/Lighting

Presumably these items are for "security" against terrorists, burglars, vandals, and malcontents opposed to the site for industrial use.

In particular, I question the solid screen wall planned along the west and north sides of the area, and prefer a high, open fence for several reasons.

- a. Psychologically, a solid wall implies a negative, repressive separation and exclusion; "us versus them" as with the late Berlin Wall and the ones now separating Israel and Palestine. I think that attitude is not what we want here.
- b. Economically, a chain link fence, or even a steel balustrade type fence, probably would be less expensive initially. Such a fence also would be less costly to relocate for any future site layout changes.
- c. With respect to security, an open fence allows personnel on the inside to watch nefarious persons on the outside before the latter can climb over.
- d. Inspirationally, an open fence through which people outside can see WSF activities inside might promote good housekeeping therein.

I question the idea that a solid wall could be used as part of structures for storing pipe, structural steel, and the like. Such structures, on either side of the wall, would compromise the security purpose in that they would aid access over the wall. Even with a fence, structures on each side must be well clear to discourage fence climbers.

Irrespective of the boundary treatment, wall or fence, flood-lighting will be necessary. I hope that lighting similar to that along the north end trail will meet security requirements.

For landscaping along the wall/fence, may I suggest blackberries? The bushes would discourage the casual trespasser and would be nice to harvest in summer.

2. Trail/Open Space Connection

The north edge trail bridge crossing the inlet was designed primarily to carry sewer pipes. A new foot bridge could be added over the existing one, and earth fill added on the east end to bring the grade up to the pavement in the WSF northwest area.

3. Art/Cultural Resources/Historical

I liked the ideas discussed Feb. 16. The art and signs can be hung on a chain-link fence as well as a wall.



Eagle Harbor Maintenance Facility Project Design Roundtable Meeting

Public Sign-In
March 13, 2006

Please list your name and contact information to receive future updates on WSF's Bainbridge Island Projects.

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Trails Committee